083.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	634,500 / 634,500
					USE VALUE:	634,500 / 634,500
					ASSESSED:	634,500 / 634,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOLOSHINA LARISA/TRUSTEE &	
Owner 2:	VOLOSHINA ARKADIY/TRUSTEE	
Owner 3:	VOLOSHINA FAMILY TRUST	
Street 1:	57 ALPINE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	VOLOSHINA LARISA -
Owner 2:	VOLOSHIN ARKADIY -
Street 1:	57 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,298 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1542 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5298.000	229,200		405,300	634,500
Total Card	0.122	229,200		405,300	634,500
Total Parcel	0.122	229,200		405,300	634,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.59 | /Parcel: 411.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 51749

GIS Ref

GIS Ref

Insp Date 10/19/18

!6743!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,300	0	5,298.	405,300	634,600	634,600	Year End Roll	12/18/2019
2019	101	FV	202,200	0	5,298.	399,500	601,700	601,700	Year End Roll	1/3/2019
2018	101	FV	202,200	0	5,298.	306,800	509,000	509,000	Year End Roll	12/20/2017
2017	101	FV	202,200	0	5,298.	289,500	491,700	491,700	Year End Roll	1/3/2017
2016	101	FV	202,200	0	5,298.	266,300	468,500	468,500	Year End	1/4/2016
2015	101	FV	190,800	0	5,298.	248,900	439,700	439,700	Year End Roll	12/11/2014
2014	101	FV	190,800	0	5,298.	229,300	420,100	420,100	Year End Roll	12/16/2013
2013	101	FV	190,800	0	5,298.	229,300	420,100	420,100		12/13/2012

PRINT

Date	Time
12/10/20	21:28:04

LAST REV

Date	Time
07/22/19	10:33:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6743

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOLOSHINA LARIS	65626-79		6/29/2015	Convenience	10	No	No		
ZAVAGLIA JOSEPH	1330-45		12/1/2006		325,000	No	No		
	394-57		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
12/6/2008	Meas/Inspect	201	PATRIOT
2/21/2007	MLS	MM	Mary M
11/3/2000	Inspected	264	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51749
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5298		Sq. Ft.	Site		0	70.	1.09	6									405,257						405,300	

Total AC/HA: 0.12163 | Total SF/SM: 5298 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 405,257 | Spl Credit | Total: 405,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	65000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332117
Depreciation:	102956
Depreciated Total:	229160

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	3	BRs:	1	Baths:	1	HB	1

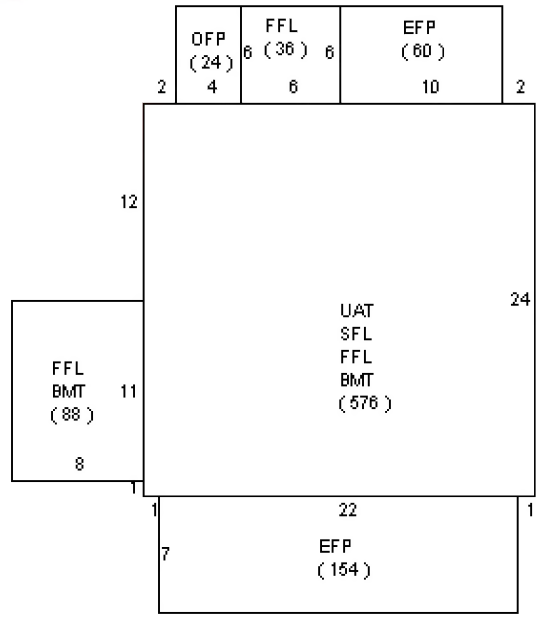
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
1	3	1	
Totals			
1			

SKETCH



Sum Area By Label :
UAT = 576
SFL = 576
FFL = 700
BMT = 664
EFP = 214
OFP = 24

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	98.71
Final Total:	229200	Val/Su SzAd	179.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	700	165.380	115,763
BMT	Basement	664	55.960	37,159
SFL	Second Floor	576	165.380	95,256
EFP	Enclos Porch	214	39.150	8,378
UAT	Upper Attic	144	66.150	9,526
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,322			Total:	267,117
Size Ad	1276	Gross Are	2754	FinArea	1542

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

083.0-0001-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	